



# Design Guidelines 2019



Capricorn Beach  
Yanchep

# Getting Started

Capricorn Beach takes great pride in the overall design and community vision for the project in keeping with the unique attributes of the Yanchep area. These design guidelines give residents confidence in knowing there is a high standard for homes and landscaping that aims to ensure the coastal character of Capricorn Beach stays intact. This provides protection of the personal and community investment.

After more than 10 years since the Capricorn Beach project began, these Design Guidelines aim to guide and deliver a quality of housing and community that will define Capricorn Beach for the next 10 years and beyond. They are complimentary to the strong design intent of the project's origins, while ensuring that the future housing is aligned to contemporary design, and the updated vision for the unique and naturally beautiful location this community enjoys.

## How to use this document

Before designing your home and choosing your colour schemes, please read through these design guidelines with your builder to ensure the design, materials and colour requirements are met in your final design.

- These guidelines do not apply to lots zoned R-100 and Mixed Use.
- Bold text in these guidelines indicates a definition has been provided, refer to pages 9 & 10.
- Where definitions are not provided in this document the definition in the current Residential Design Codes will apply.
- Some elements of these guidelines may be open to interpretation, in which case the opinion of the Developer will determine the outcome.

Further provisions of the Residential Design Codes or other statutory planning document such as a Local Development Plan (LDP) may apply in addition to these requirements. All are subject to the interpretation and approval of statutory authorities.

## Application Process

1. Read Design Guidelines, choose house design and colours as per guidelines.
2. Submit via e-mail, a copy of the building plans and Materials & Colours Schedule to Capricorn Beach [admin@capricornproject.com.au](mailto:admin@capricornproject.com.au) for assessment.
3. Obtain full Developer approval.
4. Submit approved plans to local council and obtain building approval.
5. Build your home in accordance with the Developer approved plans and schedules.

# The Design Guidelines

## Lot Types

There are two lot types in a variety of sizes at Capricorn Beach, Laneway Lots and Traditional Lots with varying frontages. Different requirements apply to each to ensure appropriate design outcomes, and these are outlined below.

## Laneway Lots

Typically, with the pedestrian access from a street or footpath from a public open space and with vehicular access from the rear laneway. The pedestrian access point determines the primary street for the purposes of these guidelines.

### Elevations

On **Primary street** elevations all the following will apply:

- Predominantly rendered in a selection of two different **approved render colours** with at least one additional feature wall material (10% minimum – 30% maximum) to be included.
- Standard face brick is not permitted.
- Minimum 28c **eaves** must be provided to a greater portion of street front and public open space elevations. Minor areas of ‘fascia on wall’ at 28c are permitted.
- If an **attached veranda** is included, the fascia may be at 25c.
- A feature element to define the entry point shall be included. Typically, a **portico, veranda** or other approved entry feature with an associated roof element. For clarity, a simple recessed porch with extended eaves does not satisfy this requirement.
- Overhanging **verges** to **gables** in lieu of **eaves** are acceptable (excludes **gambrels**)
- To create interest and shadow lines, where provided **eaves** and **verges** shall have a minimum wall overhang of 300mm.
- Garages to be enclosed on sides visible from any street frontage.
- Garages to match the construction and materials of the associated dwelling where visible from any street frontage.
- In keeping with the coastal character mock historical styles are not permitted. i.e. arches, ornate columns or features.

For **corner lots** the following will also apply:

- Render and a feature wall material must return on secondary street elevations a minimum of 2.0m or to the **return fence** location (whichever is greater). Alternatively, a single material may be returned if a major window opening is visible forward of the side fence line on the ground floor.
- A portion of 28c **eaves** must return from the front elevation on to the secondary street elevation, extending a minimum of 2.0m to correspond to the material return or **return fence** setbacks (whichever is greater.)

### Example of a laneway product:





## Traditional Lots

Typically, with the pedestrian and vehicular access from the primary street, and in some cases with garage on a secondary street. The pedestrian access point determines the primary street for the purposes of these guidelines.

### Elevations

On **Primary street** elevations all the following will apply:

- Predominantly rendered in a selection of two different **approved render colours** with at least one additional feature wall material (10% minimum – 30% maximum) to be included.
- Standard face brick is not permitted.
- Excluding any garage or store, a minimum 28c **eaves** must be provided to a greater portion of street front and public open space elevations. Other minor areas of eaves may be at a minimum 25c.
- If an **attached veranda** is included, the fascia may be at 25c.
- A veranda under the main roof must be at least 28c.
- A feature element to define the entry point shall be included. Typically, a **portico, veranda** or other approved entry feature with an associated roof element. For clarity, a simple recessed porch with extended eaves does not satisfy this requirement.
- Overhanging **verges** to **gables** in lieu of **eaves** are acceptable (excludes **gambrels**).
- To create interest and shadow lines, where provided, eaves and verges shall have a minimum wall overhang of 300mm.
- Garages on any street are to be setback behind the **building alignment** a minimum of 0.5m.
- Garages to be enclosed on sides where visible from any street frontage.
- Garages to match the construction and materials of the associated dwelling where visible from any street frontage.
- Garages/stores and the like to have stepped front walls and roof (approx. 1.0m) where the overall width (piers and door) exceeds 6.5m i.e. triple garages and garages with a store.
- In keeping with the coastal character mock historical styles are not permitted. i.e. arches, ornate columns or features.

For **corner lots** the following will also apply:

- Render and a feature wall material must return on secondary street elevations a minimum of 2.0m or to the **return fence** location (whichever is greater). Alternatively, a single material may be returned if a major window opening is visible forward of the side fence line on the ground floor.
- A portion of 28c eaves must also return from the front elevation on the secondary street. extending a minimum of 2.0m to correspond to the material return or **return fence** setbacks (whichever is greater).

### Example of a traditional 10-10.5m product:



### Examples of traditional 12.5m products:



## Roof Form (both Traditional and Laneway Lots)

For the roof, all the following will apply:

- Metal deck sheeting only, as per the approved roof colour palette.
- If traditionally pitched, roofs to be at a minimum of 24 degrees.
- If skillion, roofs to be sloped at a minimum of 10 degrees and in all cases have a minimum 300mm wall overhang.
- Small areas of flat roofing are permitted, where concealed from view.



## Colours and Materials

The suggested colour and material inspiration palette reflects the coastal location of Capricorn Beach and references natural colours found locally. It is not the intention to mandate any of these individual colours, rather to guide selections towards the goal of avoiding excessive use of dark colours on all the major building elements, ensuring your home is in keeping with the **project vision**. Individuality can be added with minor elements to highlight, and contrast with, the overall light neutral background palette.

### Principles for the major building elements (i.e. façade, roof and garage doors)

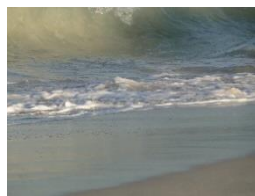
- Whites to medium neutral colours.
- Avoid deep reds, greens, blues, browns and black.
- Maximise the use of lighter tones.
- Minimise the use of darker tones. i.e. used only in small areas and not all major building elements.
- Avoid primary and vivid colours.

### Materials and Colours Schedule

External building materials selected will need to be in keeping with the Capricorn Beach colour palette, in the opinion of the Developer.

Submit your completed Materials and Colours Schedule (found on the Capricorn Beach website and included in this document on page 11, with your application for Developer's Approval.

### Colour palette inspirations:



### Rendered wall colour requirements:

Whites to medium tones.

Paint colour [inspiration guide](#) in addition to Colorbond roof colour palette. Final selections are subject to developer approval.

			
Fascination 116.10	Mantra 110.60	Blue Lagoon 93.30	Frigate 81.50
			
Dhimba 15.50	Wicker White 16.40	Sea Mineral 80.60	Sorbet 58.40
			
Wattle 190.30	Oyster White 190.10	Wattle White 13.10	Rainforest Moss 194.60

### Approved Colorbond roof colour palette:

			
Surfmist	Shale Grey	Dune	Windspray
			
Evening Haze	Cove	Wallaby	Gully

**Note: Zincalume is not permitted.**



## Garage doors:

Colorbond as per Approved roof colour palette or natural timber grain patterns/colours.

## Principles for feature wall materials

- Avoid primary and vivid colours.
- Acceptable materials: Timber, Stone, Weatherboard, Metal or Tiled cladding and **feature face brick** (max 30% in total)

Indicative '**Feature Face Bricks**' as examples of shape, colour and texture variations. Final selections are subject to developer approval.



Seattle Mist



Mississippi Cream



Azul



Contempo Madrid Ceniza



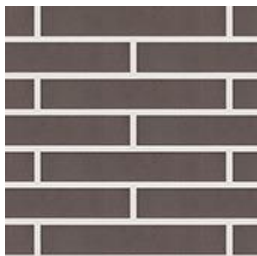
Nouveau Grey



Cloudy Silver



Silver Birch



Madrid Gris



Castle Grey Stone

## Standard face brick requirements. (not for primary street elevations).

Light to medium neutrals are acceptable. Reds, dark browns, blacks, charcoals and similar are not acceptable.

## Openings

A combination of **window opening shapes** are permitted to street fronts, with the major window openings being vertical or square aspect windows. The addition of a minor horizontal aspect window may be permitted (at Developer's discretion).



## Services

- Solar Panels

Not permitted on the primary street and must be installed to match the roof plane.

- Water heaters

Not permitted where visible on any street or forward of fencing.

- Garbage bins

Must be screened from public view in a dedicated accessible location. This can be achieved by either;

- a) Access through the garage to a suitable area.
- b) Access to the side or rear of the property via a gate.
- c) Extending the garage to fit both the vehicle and the bins within the garage.

## Landscape materials

Paths, driveways and crossovers:

- Light to medium neutrals and charcoals, either in situ exposed aggregate or pavers.
- No reds permitted.
- No plain grey concrete.

Retaining walls:

- Limestone or Reconstituted limestone to match the development.
- Painted cement render to match the dwelling.

## Fencing

For fencing on **primary streets** all the following will apply:

- Fencing to the primary street boundary line, or truncation to corner return fencing where applicable, must be open style to a maximum height of 1.0m above natural ground level or unless otherwise as installed by the Developer.
- Return fencing to be set behind the nearest corner of the dwelling by a minimum of 2.0m and at a maximum height of 1.8m.

For fencing on **secondary streets** all the following will apply:

- Fencing to the secondary street boundary forward of the **return fence**, must comply with the primary street fencing requirements unless installed by the Developer.
- Fencing to a maximum height of 1.8m for the remainder of the secondary street boundary can be installed.
- Return fencing greater than 4m wide to be constructed of materials to complement the house with 50% visually permeable infills 1.0m above natural ground level to a maximum height of 1.8m above natural ground level.

For fencing on **laneways** all the following will apply:

- Return gates/fencing shall be setback 0.5m minimum behind the garage alignment.
- For laneway frontages greater than 10m the rear gate/fencing may be aligned with the rear boundary subject to maintaining safe sightlines for vehicle egress and the placement of bin pads.

# Design Guideline Definitions

## **Approved render colours**

Colours that in combination satisfy the coastal location and project vision.

## **Attached Veranda**

A veranda with a separate roof from the main dwelling and with a raking (lined or unlined) soffit.

## **Building alignment**

The face of a habitable room containing a window on either level.

## **Corner lot**

A lot with more than one interface with a public area, excluding any laneway.

## **Course height**

A standard brick course height above internal general slab datum level of 0c, and not any sunken areas.

## **Eaves**

A minimum 300mm roof overhang that provides shading to a wall face.

## **Feature Face Brick**

A character brick other than standard face brickwork, that adds design interest to the facade. Excludes red bricks.

## **Gable**

A vertical wall, triangular in form, extending to the ridge of a roof.

## **Gablet or Gambrel**

A small gable set on a roof, independent to any wall below.

## **Habitable room**

All living rooms, kitchens, bedrooms, activity rooms and studies.

## **Lot truncation**

One or more portions of a street front boundary at the intersection of two streets.

## **Opinion of the Developer**

Entirely at their discretion, the considered opinion of the Developer or their appointed agents.

## **Portico**

A roofed entry feature with or without an associated room, that defines the entry point to the dwelling.

## **Primary street**

As prescribed by any statutory planning document, annexure to the sales contract, the street providing the pedestrian access point to the dwelling or a street containing both the pedestrian and vehicular access.

## **Project Vision**

The required design outcome relating to the built form and landscaping.

## **Return fence**

A fence connecting the side of a dwelling to either side boundary, boundary structure or boundary fence.

## **Secondary street**

As prescribed by any statutory planning document, annexure to the sales contract, or a street not providing the pedestrian access point to the dwelling and not a laneway.

# Design Guideline Definitions (Cont.)

## **Street setback**

A horizontal distance between the street alignment and a building, measured perpendicular to the street alignment.

## **Veranda**

An opened roofed area with a minimum width of 2.5m across the frontage.

## **Verge**

A roof overhang to a gable or skillion roof.

## **Window opening shape**

The shape of the structural opening and not an individual pane of glass.

